

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: April 20, 2005

Division: Administration

Bulk Item: Yes X No

Department: Administration

Staff Contact Person: Tom Willi

AGENDA ITEM WORDING:

Authorization for the County Administrator to negotiate terms to meet a request from the Monroe County Department of Health (DOH) for additional construction funds to complete a much-needed clinic at the Roth Building, Islamorada.

ITEM BACKGROUND:

The Roth Building in the Upper Keys was recently remodeled and occupied by the Sheriff's Department. A portion of the building is scheduled for use by DOH to operate a clinic. Due to a significant delay in designating a site for the clinic and escalating construction costs DOH does not have adequate funding to complete their interior construction and furnishings. Estimated budget shortfall is approximately \$250,000.

PREVIOUS RELEVANT BOCC ACTION:

CONTRACT/AGREEMENT CHANGES:

STAFF RECOMMENDATIONS:

Authorize County Administrator to discuss alternatives funding schemes with the Department of Health to aid in the completion of the Upper Keys clinic. Funding to be approved by the BOCC at a future agenda.

TOTAL COST: \$250,000 (Potential)

BUDGETED: Yes No X

COST TO COUNTY: TBD

SOURCE OF FUNDS: Capital funds

REVENUE PRODUCING: Yes No X **AMOUNT PER MONTH** **Year**

APPROVED BY: County Atty OMB/Purchasing Risk Management

DIVISION DIRECTOR APPROVAL: Thomas J. Willi
(TYPE NAME HERE)

DOCUMENTATION: Included X Not Required

DISPOSITION:

AGENDA ITEM #

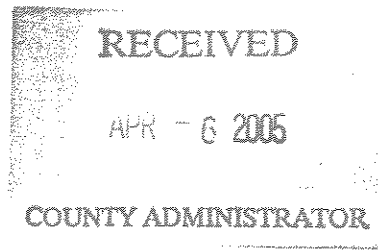
Jeb Bush
Governor



John O. Agwunobi, M.D., M.B.A.
Secretary

April 4, 2005

Mr. Tom Willi
Monroe County Administrator
1100 Simonton Street
Key West, FL 33040



Dear Mr. Willi:

The Monroe County Health Department would like to request the financial assistance of the Board of County Commissioners to complete the much needed health clinic planned for the Roth Building.

It is my understanding that on December 8, 1999, a Memorandum of Agreement was entered between the Florida Department of Health and the Board of County Commissioners of Monroe County. The agreement called for a commitment of \$400,000 from Monroe County, \$400,000 from the Florida Department of Health and \$200,000 from the Monroe County Health Department. Our previous business manager in charge of this project (who is no longer employed with the Department) informed me that he assumed the County's portion would be used to actually finish the interior of our section of the Roth Building, and the funds from Tallahassee and the County would cover the costs of the actual building to completion. He also assumed the \$200,000 from our local Health Department, would then be sufficient to furnish and equip the clinic. At that time, it was thought that the total amount would cover all the costs to actually be operational in the new facility.

Following the 1999 Memorandum there was a lengthy delay in the start-up of the construction followed by a dramatic increase in building costs and materials. Bottom line, the building and our clinic could not be completed for the amount that had been estimated in 1999. The estimated shortfall is approximately \$150,000, which does not include the cost of necessary office furniture and medical equipment to open an operational health clinic.

I very much appreciate the meeting we had with you and Mr. Koppel. It helped to enlighten us as to the antecedents of the current situation. At your request, we have created a spreadsheet with the estimated costs out to actual build-out and occupation of the facility, enclosed for your reference.

I greatly value your assistance and recommendations towards resolving this matter so that we may provide optimal services for the people of the Upper Keys.

Gratefully yours,

A handwritten signature in dark ink, appearing to read "Susana May".
Susana May, M.D., M.P.H.
Director

Enc.

MONROE COUNTY HEALTH DEPARTMENT

Gato Building
1100 Simonton Street
P.O. Box 6193
Key West, Florida 33041-6193
(305) 293-7500 • FAX (305) 292-6872

GMP COST COMPARISONS - MONROE COUNTY HEALTH DEPARTMENT - TAVERNIER
DOH NO. 70244100

3.23.2005

DESCRIPTION	June 20, 2004 GMP Total Cost	December 17, 2004 GMP Total Cost	January 10, 2005 GMP Total Cost	January 19, 2005 GMP Total Cost	March 7, 2005 GMP Total Cost For \$730kk Budget
CONTRACTS: TOTAL PROJECT	\$949,346	\$853,197	\$860,549	\$851,391	\$820,175
PARTIAL PROJECT	NA	\$595,897	\$540,224	\$530,493	\$729,968
BUDGET DEFICIT	0	\$257,300	\$320,325	\$320,325	\$90,207 (\$200,000 include in \$729,968)
Construction Phase Fee	\$131,974	\$139,907	\$139,907	\$139,907	\$131,556
Comparisons-Total Project Cost					
General Conditions Comparisons	\$66,899	\$60,388	\$60,513	\$60,513	\$60,058
Preconstruction Fee	\$9,399	\$5,000	\$5,000	\$0	\$0
Overhead & Profit Comparisons	\$53,205	\$48,294	\$48,727	\$48,727	\$46,425

The cost adjustments that occurred from June 2004 to March 2005 were a direct result of value engineering to achieve the best possible price for the defined scope of work and within budget restraints.

NOTE 1: The Partial Project did not include all the finish items as well as mechanical, electrical and plumbing components for a fully operational facility. However, an additional \$200,000 that was originally designated for FF&E was re-designated for construction, which will bring the project to within \$90,207 of the Construction Managers GMP for a complete project, as shown in the March 7, 2005 column above. It would be anticipated the \$200,000 for FF&E could be replaced through a County contribution.

NOTE 2: Another contributing factor to the cost reductions was the determination to do selective concrete floor slab removal instead of total floor slab removal. As a result approximately one month of construction time will be saved which results in a cost saving for salaries and other time and material items. This saving in time results in a completion and move-in by the end of July instead of by the end of August 2005.

NOTE 3: The Construction Manager has been authorized to proceed with the Partial Project, cost \$530,493, as of March 15, 2005 in order to use FCO funds prior to June 2005. Once the additional \$200,000 funding letter is received by DOH the additional scope of work will be added proportionally. With the advent of additional funding the following items, which were not included in the Partial Project, would then be included in the Total Project of \$820,175:

All Cabinetry and Millwork
Doors and Door Hardware
Ceramic Tile
Acoustical Ceilings
Resilient Flooring, Carpet and Base
Painting
Specialties
Lighting Fixtures and Trim
Fire Alarm System
Alphone Security System
Plumbing Fixtures and Trim
HVAC Flex Duct and Grilles
HVAC Control System
Additional Construction Phase fee
Additional Contingency, General Conditions

Funding Recap: Construction	
FCO	\$ \$340,000
Monroe Co.	\$ \$200,000
Monroe Co. FF&E	\$ \$200,000
Sub-Total	\$740,000
Additional Funding Required	\$150,000
Total	\$890,000
Plus Replace funds for FF&E: \$200,000	
Additional funding will provide a contingency to the project for unknown factors such as storm season issues.	

From: Diaz, Luis R

Sent: Monday, April 04, 2005 4:01 PM

To: May, Susana; White, Gerarda K

Subject: ROTH BUILDING PROJECTED ADDITIONAL COSTS

Below are the additional projected expenditures for the Roth building. Thanks

Additional Anticipated Expenditures Roth Building
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Expenditure	Cost	Note
Furniture		
Medical/Clinic	53000	Desks/chairs/accessories/lab equipment
EH	20000	Desks/chairs/accessories/lab equipment
Clinic filing room	7000	Medical records system
Wiring	17000	Phones/dataports/network/ computers
Construction Overrun	150000	Construction costs increased due to material cost increases
Misc	3000	Misc. costs incurred for moving expenses
TOTALS	250000	

PLEASE NOTE THIS IS ONLY AN APPROXIMATION OF COSTS